

Location: COUNCIL CHAMBERS
Hearing: NOVEMBER 26, 2015 AT 4:00 P.M.

-
1. CALL TO ORDER
 2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
 3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS - (MINOR VARIANCE)

File	Name of Applicant	Location of Land	Ward
A-469/15	ROBERT & RHIANNON MCINTOSH	5430 CHAMPLAIN TR	5
A-470/15	JENNIFER & ALLAN FIGUEIRA	1571 PARK ROYALE BLVD	1
A-471/15	2325000 ONTARIO INC.	6765 INVADER CRES	5
A-472/15	ELIZABETH & MARIO MORALES	1246 ECHO DR	2
A-475/15	MOHAMMAD SAYEED	4826 ST. MARTIN MEWS	8
A-476/15	1552653 ONTARIO INC	202 DUNDAS ST W	7
A-477/15	AMACON DEVELOPMENT (CITY CENTRE) CORP.	4055 PARKSIDE VILLAGE DR	4
A-478/15	BLUE RIBBON INVESTMENTS INC	1040 BURNHAMTHORPE RD E	3
A-479/15	MOHAMMAD CHAUDHRY	2329 BANKSIDE DR	11
A-480/15	ASTRA CAPITAL PROPERTIES INCORPORATED	2213 NORTH SHERIDAN WAY	2
A-488/15	WESTWOOD MALL HOLDINGS LIMITED	7185, 7195, 7205, 7215, 7225, and 7333 GOREWAY DRIVE, 3480 MORNING STAR DRIVE, & 3535 ETUDE DRIVE	5
A-489/15	1500 DUNDAS EAST HOLDINGS INC.	1470 DUNDAS STREET EAST	1

DEFERRED APPLICATIONS - (VARIANCE)

NONE

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 469/15
Ward 5

The Committee has set **Thursday, November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

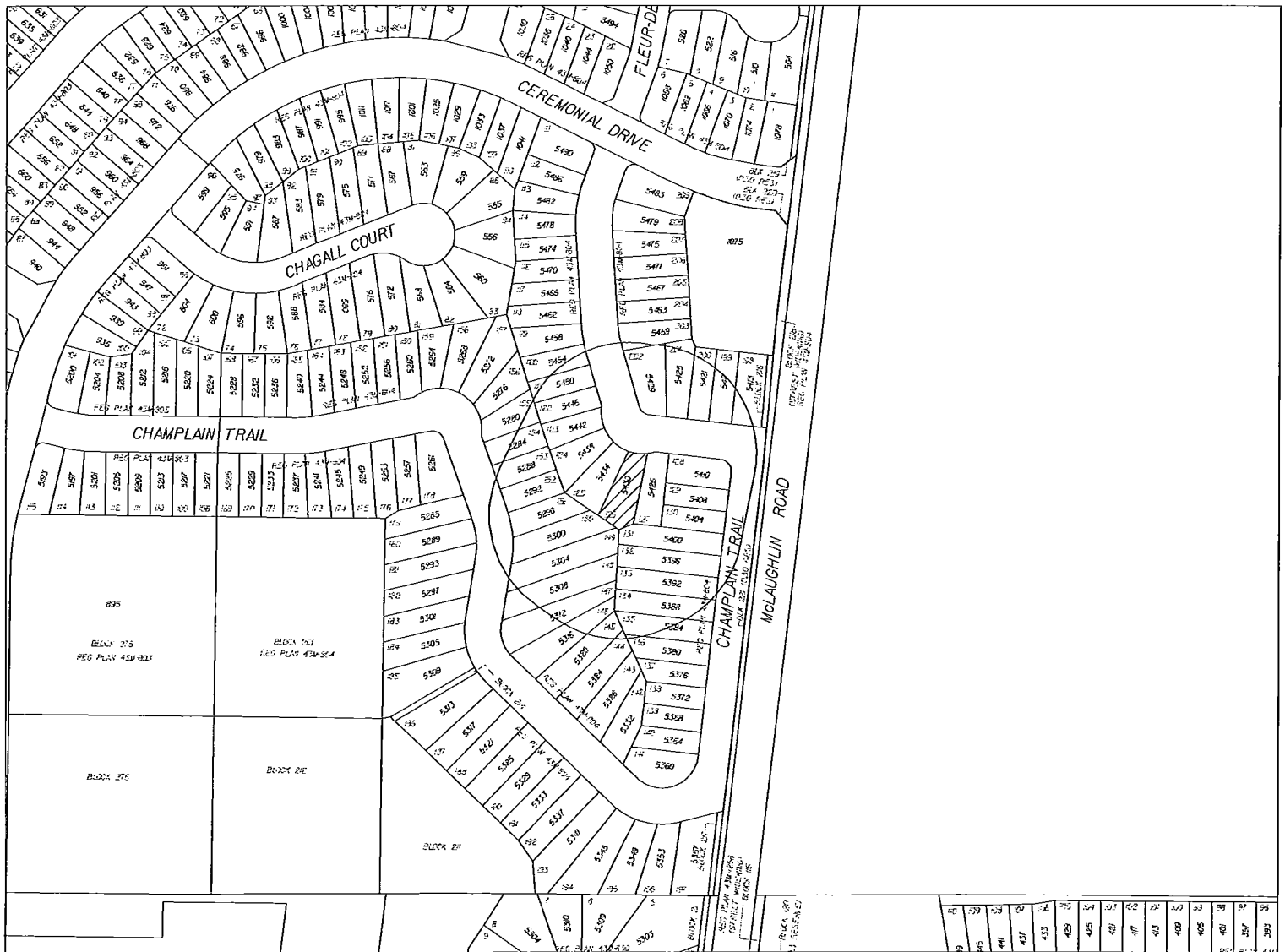
ROBERT & RHIANNON MCINTOSH are the owners of 5430 CHAMPLAIN TRAIL being Lot 126, Registered Plan M-804, zoned R4-22, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new covered porch in the front yard proposing an easterly side yard of 0.69m (2.26ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance.

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The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

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Committee of Adjustment

Subject Property : 5430 CHAPLAIN TRAIL

File Number : A46915

Z Area : 37W

Agent : DAVID SMALL DESIGNS





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 470/15
Ward 1

The Committee has set **Thursday, November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

JENNIFER & ALLAN FIGUEIRA are the owners of **1571 PARK ROYALE BOULEVARD** being **Lot 94, Registered Plan 444, zoned R3, Residential**. The applicants request the Committee to authorize a minor variance to permit the construction of a one storey rear addition, a two storey addition and a second storey addition to the existing dwelling proposing:

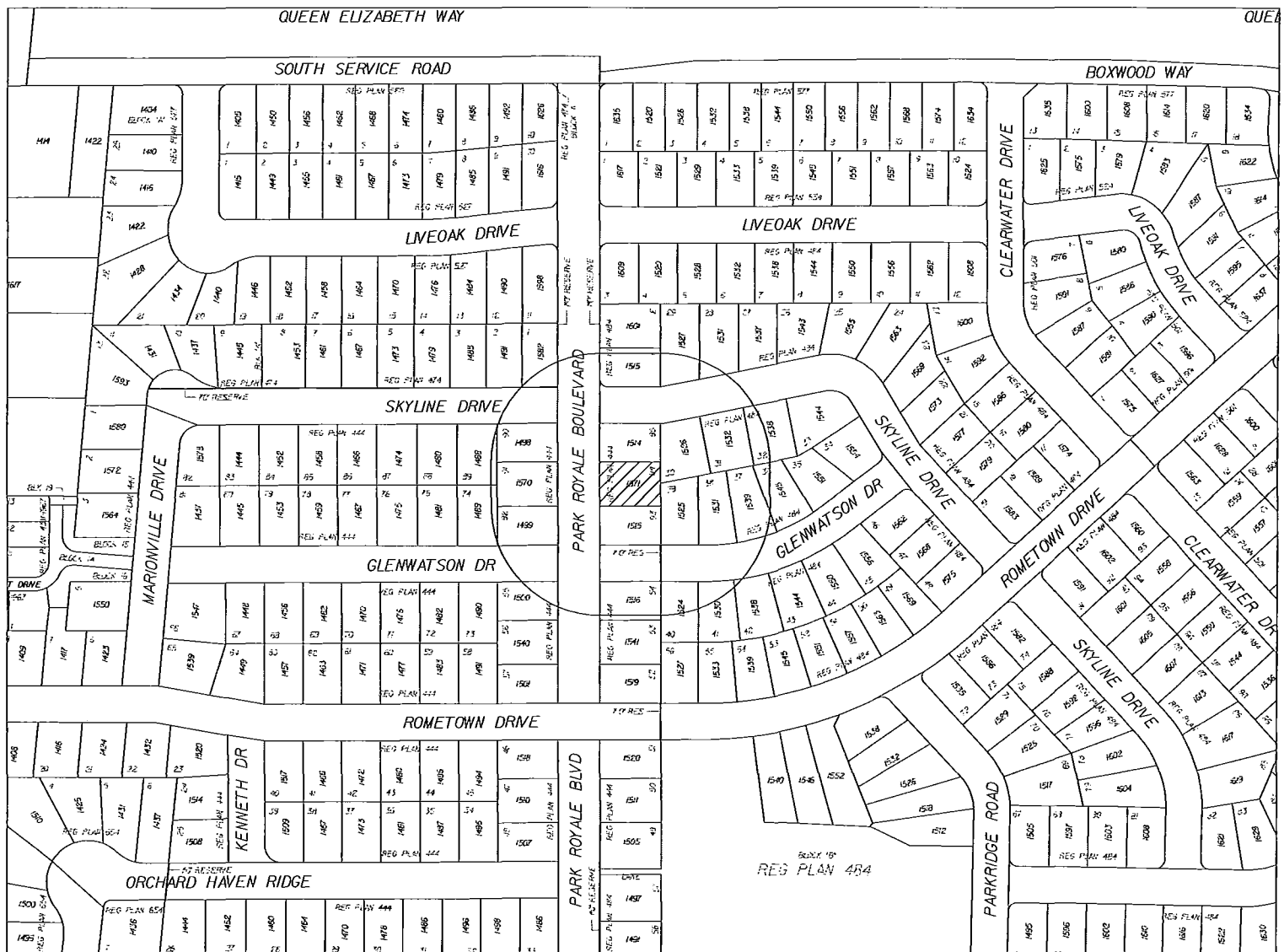
1. a front yard of 6.05m (19.84ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 7.50m (24.60ft.) in this instance;
2. a garage floor area of 75.50m² (812.70sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00m² (807.31sq.ft.) in this instance; and,
3. a driveway width of 6.91m (22.67ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00m (19.68ft.) in this instance.

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Committee of Adjustment

Subject Property : 1571 PARK ROYALE BLVD.

File Number : A47015

Z Area : 5

Agent : DAVID SMALL DESIGNS





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 471/15
Ward 5

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2325000 ONTARIO INC. is the owner of 6765 INVADER CRESCENT being Part of Lots 3 and 4, Registered Plan M-479, zoned E2, Employment. The applicant requests the Committee to authorize a minor variance to permit an addition to the existing building and expansion of the recreational use on the subject property proposing a total of 42 parking spaces for all uses on site; whereas By-law 0225-2007, as amended, requires a minimum of 87 parking spaces for all uses on site in this instance.

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 472/15
Ward 2

The Committee has set Thursday November 26, 2015 at 4:00 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ELIZABETH & MARIO MORALES are the owners of 1246 ECHO DRIVE being Lot 1, Registered Plan 394, zoned R2-5 - Residential. The applicants request the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing:

1. a Gross Floor Area - Infill Residential of 513.16 m² (5,523.78 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum Gross Floor Area - Infill Residential of 487.22 m² (5,244.56 sq. ft.) in this instance.
2. an accessory structure (outdoor fireplace) height of 9.31 m (30.54 ft.); whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00 m (9.84 ft.) in this instance;
3. a circular driveway having a combined width of the access points of 8.50 m (27.88 ft.); whereas By-law 0225-2007, as amended, permits a maximum combined width of the access points of 6.00 m (19.68 ft.) in this instance;
4. a walkway attachment width of 4.00 m (13.12 ft.); whereas By-law 0225-2007, as amended, permits a maximum walkway attachment width of 1.50 m (4.92 ft.) in this instance.

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Committee of Adjustment

Subject Property : 1246 ECHO DR.

File Number : A472/15

Z Area : 2

Agent : DAVID SMALL DESIGNS





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 475/15
Ward 8

The Committee has set **Thursday November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MOHAMMAD SAYEED is the owner of **4826 ST. MARTIN MEWS** being Lot 115, Registered Plan M-1499, zoned R6 - Residential. The applicant requests the Committee to authorize a minor variance to permit the existing air conditioning unit to remain within the northerly side yard of the subject property proposing a setback of 0.41 m (1.34 ft.) to the northerly side lot line; whereas By-law 0225-2007, as amended, requires a minimum setback of 0.61 m (2.00 ft.) to a side lot line in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

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Committee of Adjustment

Subject Property : 4826 ST. MARTIN MEWS

File Number : A47515

Z Area : 58

Agent : _____





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 476/15
Ward 7

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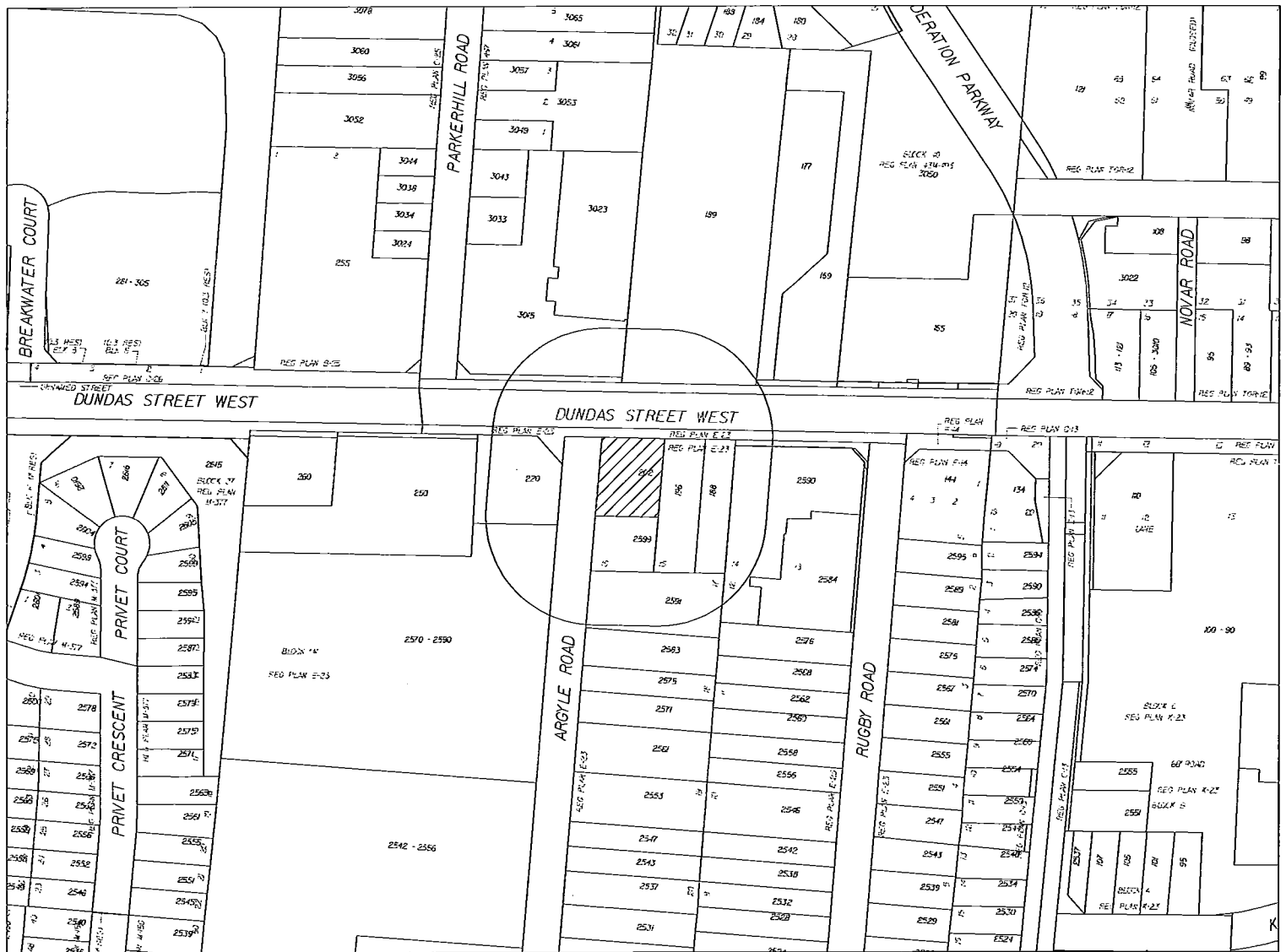
1552653 ONTARIO INC is the owner of **202 DUNDAS STREET WEST** being part of Lot 16, Registered Plan E23, zoned C5-3 - Commercial. The applicant requests the Committee to authorize a minor variance to continue to permit the sale of used cars (maximum of 5 cars) ancillary to the existing automobile repair garage on the subject property as previously approved pursuant to Committee of Adjustment Decision File "A" 421/10; whereas By-law 0225-2007, as amended, does not permit the use in a C5-3, Commercial zone in this instance.

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Committee of Adjustment

Subject Property : 202 DUNDAS ST. W.

File Number : A47615

Z Area : 15

Agent : N. DELL





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 477/15
Ward 4

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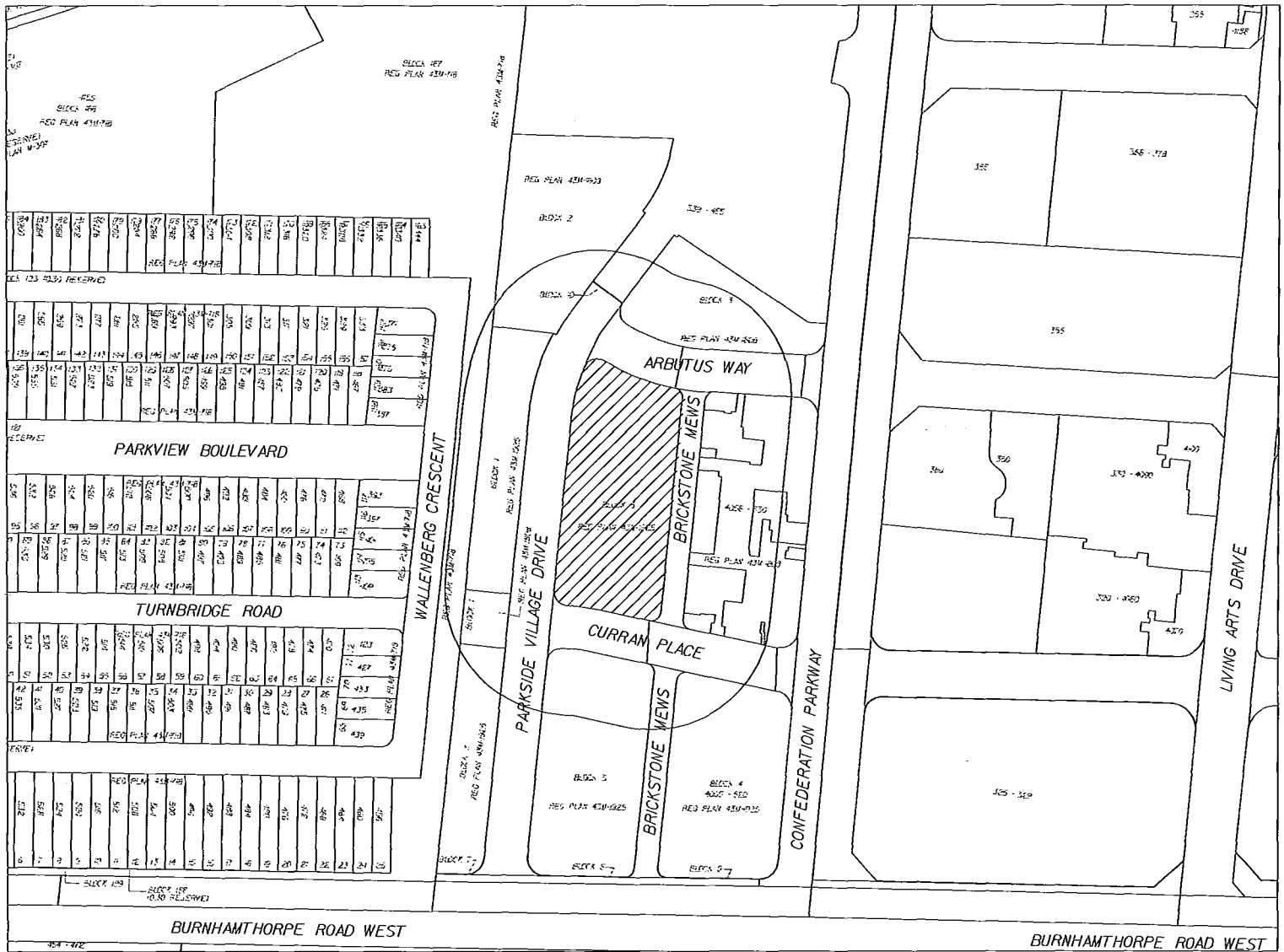
AMACON DEVELOPMENT (CITY CENTRE) CORP. is the owner of 4055 PARKSIDE VILLAGE DRIVE being Block 5, Registered Plan M-1925, zoned CC4-3, City Centre. The applicant requests the Committee to authorize a minor variance to permit development of Block 9 of the subject development proposing:

1. a building within Parcel Block 3A and 3C having a maximum building height of 27 storeys and being 87.0m (285.43ft.) in height; whereas By-law 0225-2007, as amended, permits a maximum building height of 22 storeys and being 70.00m (229.65ft.) in height in this instance,
2. a maximum podium height of 7 storeys and being 25.00m (82.02ft.) for Parcel Block 3B; whereas By-law 0225-2007, as amended, permits a maximum podium height of 5 storeys and being 21.00m (68.89ft.) for Parcel Block 3B in this instance,
3. a maximum podium height of 4 storeys and being 15.00m (49.21ft.) for Parcel Block 3D; whereas By-law 0225-2007, as amended, permits a maximum podium height of 3 storeys and being 12.00m (39.37ft.) for Parcel Block 3D in this instance,
4. buildings within Parcel Blocks 3C and 3A having a maximum tower floor plate of 735.00m² (7,911.73sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum tower floor plate of 730.00m² (7,857.91sq.ft.) in this instance,
5. a total of 2 loading spaces for the entire Block 9 parcel; whereas By-law 0225-2007, as amended, requires a total of 4 loading spaces (2 residential loading spaces and 2 commercial loading spaces) on site in this instance,
6. to permit a minimum street line setback of 0.70m (2.29ft.) for buildings within Block 9; whereas By-law 0225-2007, as amended, requires a minimum 3.00m (9.84ft.) setback from the street line in this instance,
7. to permit development not in accordance with Schedule CC4-3; whereas By-law 0225-2007, as amended, requires development in accordance with Schedule CC4-3 in this instance; and,
8. to permit the development standards of CC4-3 to apply to the zoning boundary of Block 9; whereas By-law 0225-2007, as amended, requires the development standards of CC4-3 to apply to each property in this instance.

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Committee of Adjustment

4050, 4058, 4066, 4080 & 4100 BRICKSTONE MEWS,
551 & 555 CURRAN PLACE, 550 & 556 ARBUTUS WAY

Subject Property : 4055 & 4085 PARKSIDE VILLAGE DR.

File Number : A477/15

Z Area : 29

Agent : DAVIES HOWE PARTNERS LLP





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 478/15
Ward 3

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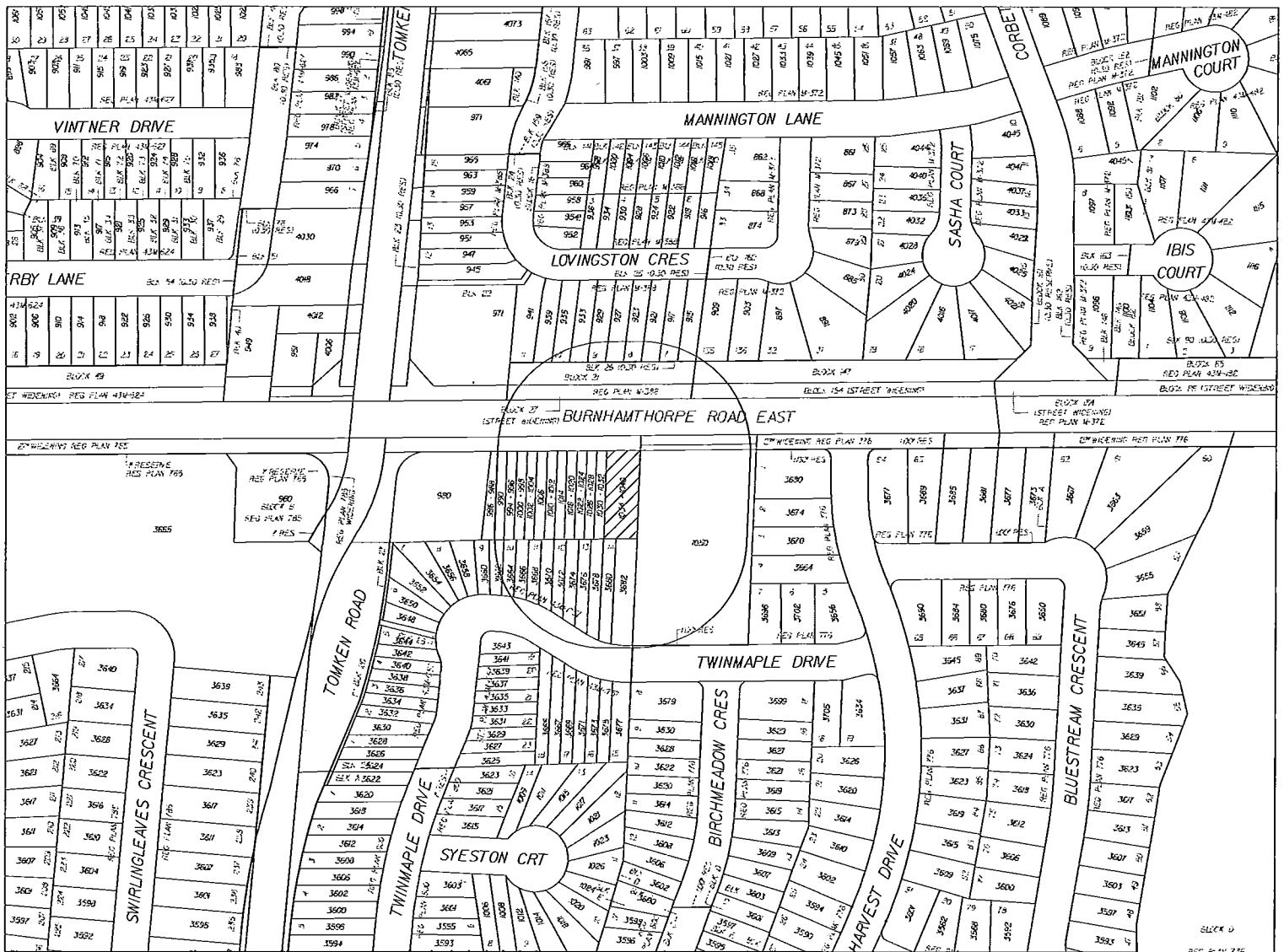
BLUE RIBBON INVESTMENTS INC is the owner of **1040 BURNHAMTHORPE ROAD EAST** being part of Lot 8, Concession 1, NDS, zoned C1 - Commercial. The applicant requests the Committee to authorize a minor variance to permit the operation of a restaurant on the subject property proposing a total of 4 parking spaces for the proposed restaurant use; whereas By-law 0225-2007, as amended, requires a minimum of 5 parking spaces to be provided for the proposed restaurant use in this instance.

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Committee of Adjustment

Subject Property : 1040 BURNHAMTHORPE RD. E.

File Number : A47815

Z Area : 20

Agent : N. DELL





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 479/15
Ward 11

The Committee has set **Thursday November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

MOHAMMAD CHAUDHRY is the owner of 2329 BANKSIDE DRIVE being part of Lot 52, Registered Plan M-1245, zoned RM2-9 - Residential. The applicant requests the Committee to authorize a minor variance to permit the conversion of a portion the existing garage into habitable space and to allow the remaining garage area to be used as an accessory structure of storage purposes proposing:

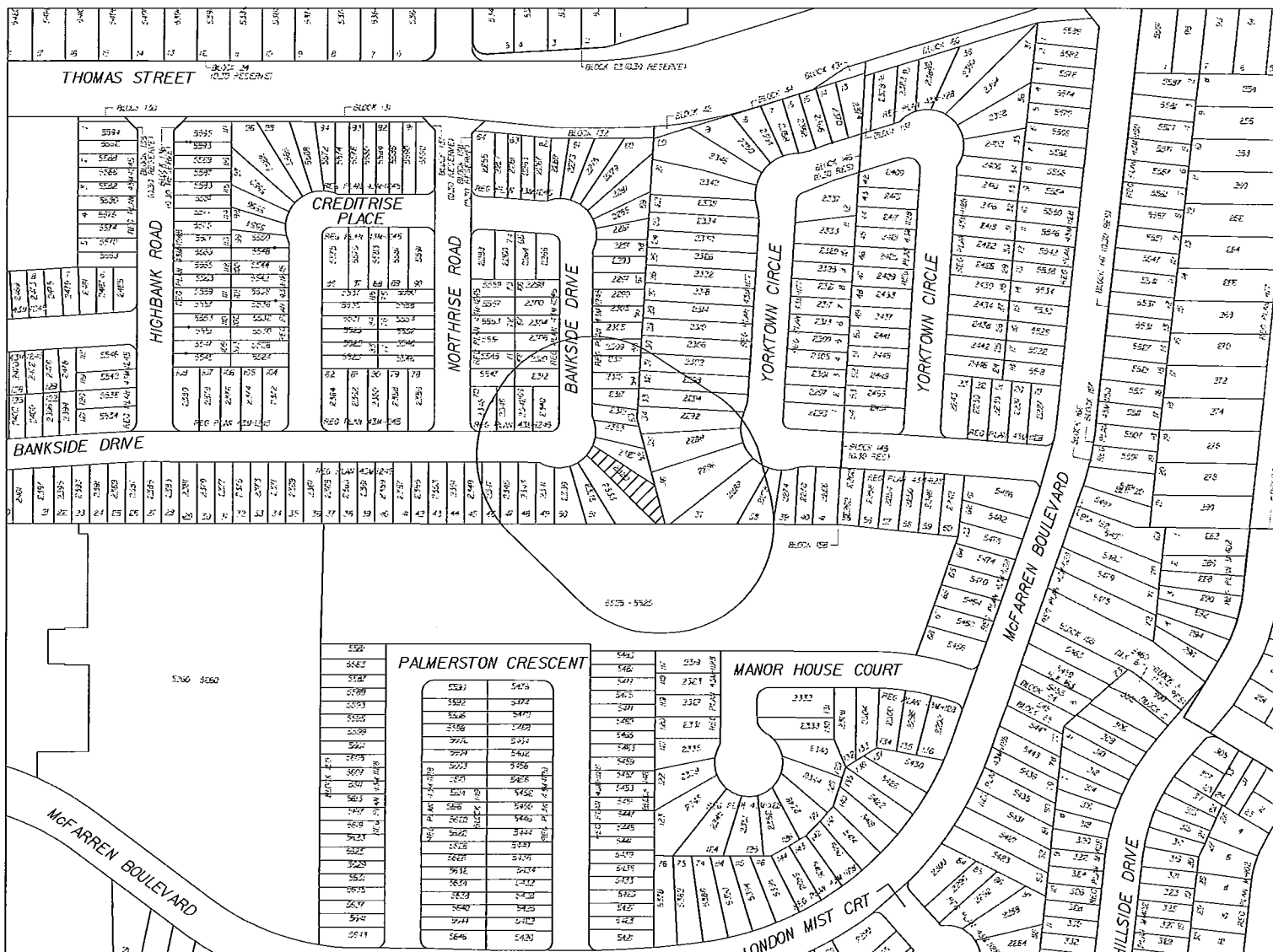
1. The accessory structure to be located in front of the existing front wall of the dwelling on the same lot; whereas By-law 0225-2007, as amended, requires an accessory structure to be located the same distance to the street as the front wall of the dwelling on the same lot in this instance;
2. no garage on the subject property; whereas By-law 0225-2007, as amended, requires a garage in a RM2-9 - Residential zone in this instance.

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Committee of Adjustment

Subject Property : 2329 BANKSIDE DR.

File Number : A47915

Z Area : 39E

Agent : N. DELL





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 480/15
Ward 2

The Committee has set **Thursday November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ASTRA CAPITAL PROPERTIES INCORPORATED is the owner of **2213 NORTH SHERIDAN WAY** being part of Lot 32, Concession 1, SDS, zoned E2-6 - Employment. The applicant requests the Committee to authorize a minor variance to permit:

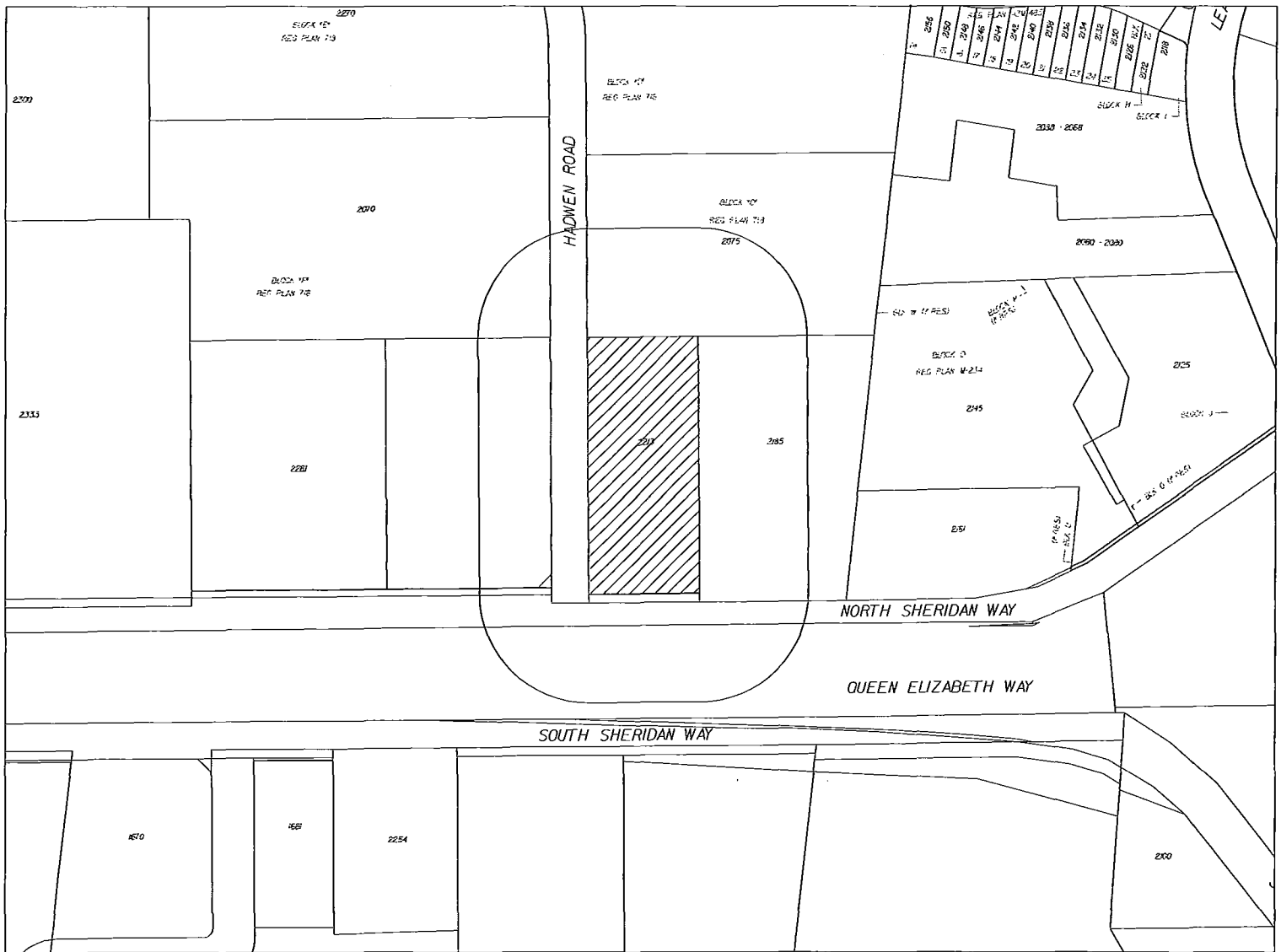
1. the operation of a Motor Vehicle Sales and Leasing and Motor Vehicle Repair, Detailing and Washing facility on the subject property; whereas By-law 0225-2007, as amended, does not permit such uses on the subject property in this instance; and,
2. a total of 50 parking spaces on site; whereas By-law 0225-2007, as amended, requires a minimum of 75 parking spaces on the subject property in this instance.

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Committee of Adjustment

Subject Property : 2213 NORTH SHERIDAN WAY

File Number : A48015

Z Area : 18

Agent : GAGNON & LAW URBAN PLANNERS LTD.





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 488/15
Ward 5

The Committee has set **Thursday, November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

WESTWOOD MALL HOLDINGS LIMITED is the owner of 7185, 7195, 7205, 7215, 7225, and 7333 GOREWAY DRIVE, 3480 MORNING STAR DRIVE, & 3535 ETUDE DRIVE being Block A, Plan 710, and Part of Lot 12, Concession 8, E.H.S., zoned C3, Commercial. The applicant requests the Committee to authorize a minor variance to permit the provisions of Schedule 2.1.29(1) (Street Location Criteria for Drive-Throughs) of Zoning By-law 0225-2007, as amended, to not apply to lands zoned C3 within the subject property; whereas By-law 0225-2007, as amended, requires that all lands hatched on Schedule 2.1.29(1) must comply with the provisions of Schedule 2.1.29 of By-law 0225-2007, as amended.

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Committee of Adjustment

Subject Property : 7185, 7195, 7205, 7215, 7225, 7333 GOREWAY DR.

File Number : A48915

Z Area : 48E

Agent : FIELDGATE COMMERCIAL





COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 489/15
Ward 1

The Committee has set **Thursday, November 26, 2015 at 4:00 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

1500 DUNDAS EAST HOLDINGS INC. is the owner of **1470 DUNDAS STREET EAST** being Part of Lot 5, Concession 1, S.D.S., zoned **C3-46, Commercial**. The applicant requests the Committee to authorize a minor variance to permit the provisions of Schedule 2.1.29(2) (Street Location Criteria for Drive-Throughs) of Zoning By-law 0225-2007, as amended, to not apply to lands zoned C3-46 within the subject property; whereas By-law 0225-2007, as amended, requires that all lands hatched on Schedule 2.1.29(2) must comply with the provisions of Schedule 2.1.29 of By-law 0225-2007, as amended.

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Committee of Adjustment

Subject Property : 1470-1570 DUNDAS ST. E.

File Number : A48915

Z Area : 12

Agent : FIELDGATE COMMERCIAL

